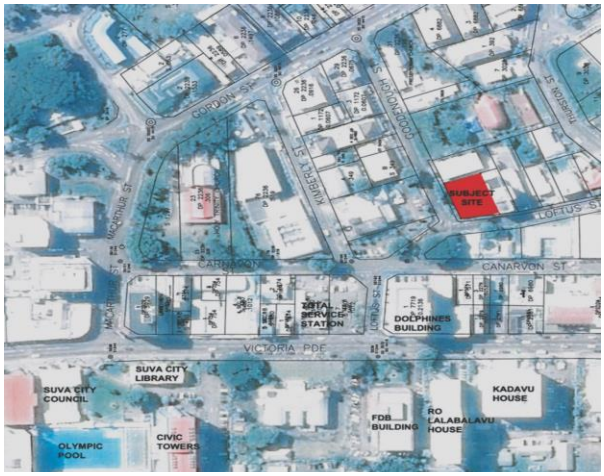
GRAND PRESIDENT

D C Singh's Investments Limited is a registered company in Fiji looking for a **JOINT VENTURE PARTNER** to invest in the proposed **GRAND PRESIDENT** in Loftus Street, Suva, Fiji.



Location



Opportunity

- Grand President seeks an investor who can invest from **10 percent – 40 percent investment or more** in this project.
- The total project cost for Grand President is approximately Thirty Million Dollars [30,000,000.00]
- The project will be located in the Central Business District in close proximity of the British High Commission, Malaysian High Commission, Indian High Commission and Micronesian Embassy.
- Will feature state of art conference facility which is currently lacking in Suva.

Building Description

- 17 floors mixed commercial complex with frontage to Loftus Street and Goodenough Street.
- Ground level retail space
- 3 levels car parking Space (40 space)
- 12 levels office space
- Roof top open conference area

Financial Indicators

F$3.3M Expected Gross income per year	**F$0.68M** Expected expenses – city rates, maintenance, insurance	**F$2.6M** Expected net income per year
F$63.00/m² Average retail rental cost per month for Suva CBD	**F$33.3/m²** Average A Grade office space/conference area rental cost per month for Suva CBD	**F$300.00** Approximate cost for one car park space per month

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Legal

- The Suva City Council ("SCC") has approved the commencement of the project.
- Deposited Plan No. 6173 and Registrar of Titles Title No. 1198

Land

The land is zoned Commercial "B" under the current Operative Scheme Plan of the Suva City Council

Stage

Grand president has an approved plan and ready to start construction

Tenants

Potential desired tenants are embassies, international organizations and retail shops

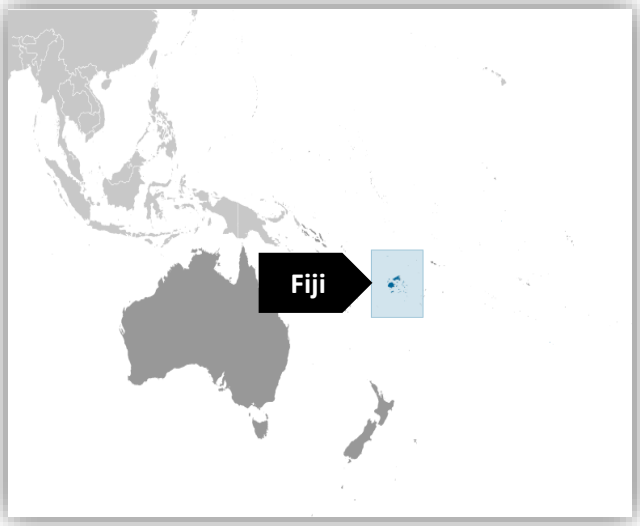
Economic Indicators in Support of the Venture

The following indicators show demand for real estate in Suva, Fiji:

- From the period of 2010 to 2016 commercial bank loans for real estate purpose increased from $316.9M to $761.0M representing a positive CAGR of 13.33%.
- From the period of 2010 to 2015 building and construction permits issued increased from 1210 to 1612 representing a positive CAGR of 4.90%.
- The total number of business license issued by Suva City Council was 3793 for 2016.
- The Central Division has a population count of 365,638 of which 263,230 or 72% are urban dwellers. Province of Naitasiri and Rewa which Suva City is part of noted an increase of 8% and 2.2% population growth respectively.

(Source: Reserve Bank of Fiji/Town & Country Planning/Fiji Bureau of Statistics)





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All dollar currency values referred to throughout this document are in Fijian Dollars, unless stated otherwise